ORDINANCE NO 2426

OF ORDINANCE THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT A ZONING MAP AMENDMENT TO SHIFT A BOUNDARY LINE BETWEEN PERFORMANCE AREA 1 (PA-1) AND PERFORMANCE AREA 2 (PA-2) IN THE BEAR CREEK DESIGN DISTRICT FOR A 124-ACRE SITE IN THE BEAR CREEK NEIGHBORHOOD COMMONLY KNOWN AS THE KELLER ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review, and

WHEREAS, Mr Steve McCullagh, representing Oakmont Senior Living, the real estate component of Aegis Living and contract purchaser of the 124-acre site commonly known as the Keller Farm, legally described in Exhibit 1 to this ordinance and generally located east of Avondale Road and north of Union Hill Road in Redmond's Bear Creek Neighborhood, has requested that the City amend its Zoning Map, and zoning regulations for said property, totaling approximately 124 acres for the purpose of separating wetland area from the senior housing portion of the project, and

WHEREAS, a previous State Environmental Policy Act Checklist was adopted and a Determination of Non-Significance was issued on August 15, 2008, for the proposed amendment, and

WHEREAS, the Hearing Examiner conducted a public hearing on October 20, 2008, to receive public comment on the proposed amendment, and

WHEREAS, the City of Redmond desires to amend its Zoning Map, as it pertains to the subject property, in order to more appropriately use the subject land, increase senior housing opportunities in Redmond, and permanently protect an ecologically significant portion of the Bear and Evans Creeks basin

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS

Section 1 Classification Sections 1, 2, 4, and 5 of this ordinance are non-code Section 3 is of a general and permanent nature, and the codifier is hereby instructed to note this Ordinance as amending RCDG 20C 10 15-010

Section 2 Findings, Conclusion, and Analysis In support of the proposed amendment to revise an existing boundary line between Performance Area 1 (PA-1) and Performance Area 2 (PA-2) in the Bear Creek Design District, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated September 29, 2008, including all related attachments and exhibits to that report, and the Hearing Examiner Report dated October 29, 2008, including the related attachments and exhibits to that report

ORD 2426 2

Section 3 Amendment of Section RCDG 20C 10 15-010, Establishment of Zoning Map, is hereby amended to revise the existing boundary between PA-1 and PA-2 in the Bear Creek Design District as legally described in Exhibit 1 and depicted in Exhibit 2 to this ordinance, both attached hereto and incorporated herein by this reference as if set forth in full

Section 4 Severability If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance

Section 5 Effective Date This ordinance, shall take effect five days after passage and publication of an approved summary thereof consisting of the title

ADOPTED by the Redmond City Council this 18^{th} day of November, 2008

CITY OF REDMOND

MAYOR JOHN MARCHIONE

ATTEST/AUTHENTICATED

CITY CLERK, MICHELLE M MCGEHEE, CMC

(SEAL)

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY

By Mysholden

FILED WITH THE CITY CLERK
PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR
PUBLISHED
EFFECTIVE DATE
ORDINANCE NO 2426

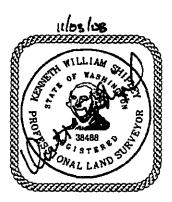
November 12, 2008 November 18, 2008 November 18, 2008 November 24, 2008 November 29, 2008

LEGAL DESCRIPTION - Performance Area 1

That portion of the northeast quarter of the southeast quarter of Section 1 Township 25 North, Range 5 East, W M and the northwest quarter of the southwest quarter and the southwest quarter of the northwest quarter of Section 6, Township 25 North, Range 6 East, W M, all in the City of Redmond, King County, Washington, described as follows

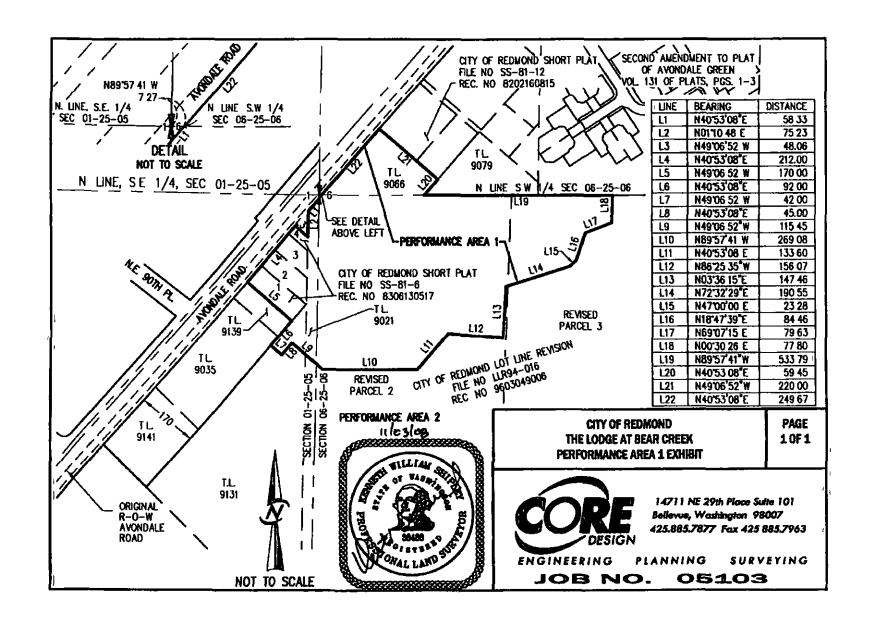
COMMENCING at the quarter section comer common to said Sections 1 and 6, thence S89°57'41"E, along the north line of said southwest quarter of Section 6, a distance of 7 27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No 87-2-02407-5 and the POINT OF BEGINNING of the herein described tract of land, thence the following four courses and distances along said easterly margin, thence S40°53'08"W 58 33 feet; thence S01°10'48"W 75 23 feet; thence N49°06'52"W 48 06 feet, thence S40°53'08"W 212 00 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No SS-81-6, recorded under King County Recording No 8306130517, thence S49°06'52"E, along said southwesterly line, 170 00 feet to a line that is 170 00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin, thence \$40°53'08"W, along said parallel line, 92 00 feet, thence S49°06'52"E 42 00 feet; thence N40°53'08"E 45 00 feet; thence S49°06'52"E 115 45 feet, thence S89°57'41"E 269 08 feet, thence N40°53'08"E 133 60 feet, thence S86°25'35"E 156 07 feet, thence N03°36'15"E 147 48 feet, thence N72°32'29"E 190 55 feet, thence N47°00'00"E 23 28 feet thence N18°47'39"E 84 46 feet, thence N69°07'15"E 79 83 feet. thence N00°30'26"E 77 80 feet to the north line of the southwest quarter of said Section 6 thence N89°57'41"W, along said north line, 533 79 feet to the southeasterly line of Tax Parcel No 062506-9066 as described in deed recorded under Recording No 20050628002409, thence N40°53'08"E, along said southeasterly line, 59 45 feet to the common line between said Tax Parcel and City of Redmond Short Plat No. SS-81-12. recorded under Recording No 8202160815 thence N49°06'52"W, along said common line, 220 00 feet to said southeasterly margin of Avondale Road, thence \$40°53'08"W, along said margin, 249 67 feet to the POINT OF BEGINNING

Contains 383 328± Square Feet (8 8000± Acres)



05103L04 Performance Area 1 doc, 11/3/08, page 1





CORE DESIGN, INC BELLEVUE WA 98007

Core Project No 05103 11/03/08

LEGAL DESCRIPTION - Performance Area 2

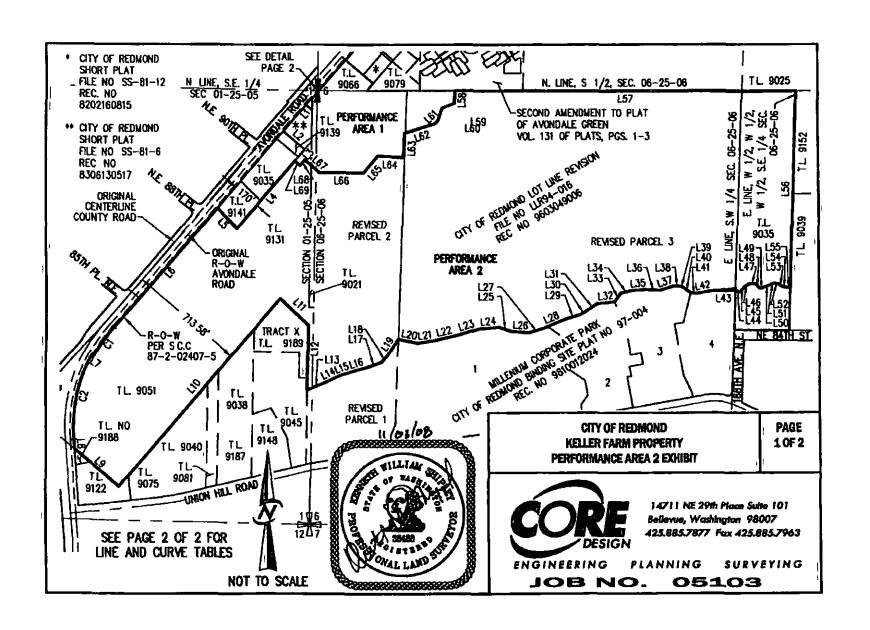
That portion of the southeast quarter of Section 1 Township 25 North, Range 5 East, W M and the south half and the northwest quarter of Section 6, Township 25 North, Range 6 East, W M all in the city of Redmond, King County, Washington, described as follows

COMMENCING at the quarter section corner common to said Sections 1 and 6, thence S89°57'41"E, along the north line of said south half of Section 6, a distance of 7 27 feet to the easterly right-of-way margin of Avondale Road as condemned by King County -Superior Court Cause No. 87-2-02407-5, therice S40°53'08"W, along said easterly margin and the southwesterly prolongation thereof, 328 11 feet to the southwesterly line of Lot 1 of City of Redmond Short Plat No SS-81-6, recorded under King County Recording No 8306130517, thence S49°06'52"E, along said line 170 00 feet to a line that is 170 00 feet southeasterly of, when measured at right angles to, and parallel with said right-of-way margin, thence \$40°53'08"W, along said parallel line, 92 00 feet to the POINT OF BEGINNING of the herein described tract of land, thence S40°53'08"W continuing along said parallel line, 539 43 feet to the southerly corner of Tax Parcel No 012505-9141 as described in quit claim deed recorded under Recording No 20001127000073, thence N44°14'14"W, along the southwesterly line of said tax parcel as described in said quit claim deed 170 62 feet to said right-of-way margin, thence the following five courses and distances along said margin, thence S40°53'08"W 960 66 feet to a point of tangency with a 940 00-foot radius circular curve to the left, thence southwesterly, along said curve, through a central angle of 12°52'45", a distance of 211 30 feet, thence N61°59'37"W 10 00 feet to a point of radial intersection with a 950 00-foot radius circular curve concave to the easterly; thence southerly, along said curve, through a central angle of 32°18'15", a distance of 535 62 feet to a point of tangency, thence S04"17'52"E 57 47 feet to the southwesterly line of Tax Parcel No. 012505-9051 as described in deed recorded under Recording No 7406100595, thence S49°26'01"E, along the southwesterly line of said tax parcel as described in said deed, 346 42 feet to the southerly corner of said tax parcel and a point on a line 713 58 feet southeasterly of when measured at right angles to and parallel with the original centerline of county road as described in said deed, thence N40°33'59"E along said parallel line. 1506 44 feet to the northerty corner of a 20-foot strip of land conveyed to Keller by deed recorded under Recording No 5981996, thence S46°06'06"E along the northeasterly line of said strip of land, 236.27 feet to the west line of the east 30 00 feet of said southeast quarter of Section 1 and the west line of Revised Parcel 2 of City of Redmond Lot Line Revision File No. LLR94-016, recorded under Recording No 9603049006, thence S01°10'48"W, along said west line 391 86 feet to the south line of said Revised Parcel 2 and the centerline of Bear Creek, according to said Lot Line Revision, thence the following thirty courses and distances along the south lines of said Revised Parcel 2 and Revised Parcel 3 of said Lot Line Revision and along the centerlines of said Bear Creek and Martin Creek, according to said Lot Line Revision.

thence N67°28'01"E 118 22 feet thence N64°21'50"E 84 50 feet, thence N68°58'18"E 84 10 feet, thence N74°06'07"E 94 70 feet, thence N70°29'34"E 102 91 feet, thence N43°47'22"E 47 08 feet, thence N34°01'23"E 124 72 feet, thence S77°53'24"E 117 10 feet, thence N81°16'12"E 95 53 feet, thence N76°48'21"E 151 88 feet, thence N72°38'09"E 129 88 feet, thence N85°08'25"E 118 81 feet thence S70°52'18"E 80 73 feet; thence S86°12'25"E 103 83 feet, thence N74°27'22"E 93 10 feet, thence N66°48'48"E 141 68 feet, thence N72°54'06"E 96 15 feet, thence N60°28'29"E 43 05 feet thence N56°52'31"E 85 84 feet, thence N84°58 37"E 99 88 feet, thence N35°12'19"E 66 37 feet, thence N76°31'12"E 65 11 feet, thence N85°47'50"E 88 54 feet, thence \$86°45'28"E 85 89 feet thence N72°43'12"E 85 47 feet thence \$88°38'52"E 37 29 feet thence S69°22'00"E 19 70 feet, thence S52°45'05"E 57 69 feet, thence S84°59'07"E 37 73 feet, thence N79°51'47"E 89 63 feet, thence N88°14 34"E 147 29 feet to a point of intersection of the centerline of Martin Creek, as measured by Core Design in September, 2008 and a point on the west line of Tax Parcel No 062506-9035 said point also being on the east line of the southwest quarter of said Section 6, thence the following twelve courses and distances along the centerline of said creek, thence S67°12'09"E 28 23 feet, thence N41°49'36"E 42 33 feet, thence N56°20'55"E 31 06 feet, thence N86°24'26"E 38 64 feet, thence S42°07'07"E 39 29 feet, thence N76°42'49"E 19 28 feet, thence N69°07'13"E 53 84 feet; thence N61°56'54"E 18 99 feet, thence S74°22'26"E 31 62 feet thence S55°25'09"E 20 62 feet, thence S74°55'15"E 30 83 feet; thence S89°15'31"E 22 06 feet to the east line of said tax parcel and the east line of the west half of the west half of the west half of the southeast quarter of said Section 6, thence N02°00'53"E. along said east line, 1198 40 feet to the north line of the south half of said Section 6, thence N89°57'41"W, along said north line, 2058 74 feet, thence S00°30'26"W 77 80 feet, thence S69°07'15'W 79 63 feet, thence S18°47'39'W 84 46 feet, thence S47°00'00'W 23 28 feet thence S72°32'29"W 190 55 feet; thence S03°36'15"W 147 46 feet, thence N86°25'35"W 156 07 feet, thence S40°53'08'W 133 60 feet; thence N89°57'41"W 269 08 feet, thence N49°06'52"W 115 45 feet, thence S40°53'08"W 45 00 feet; thence N49°06'52"W 42 00 feet to the POINT OF BEGINNING

Contains 5 012,511± Square Feet (115 0714± Acres)

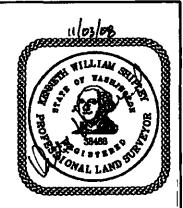




LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
Li_	N40'53 08 E	328.21	L29	N72'54'06 E	96 15
L2	N49706 52 W	170 00	L30	N60'28'29 E	43.05
L3	N40'53'08"E	92 00	L31	N56'52'31 E	85 84
L4	N40'53 08'E	451 68	L32	N84'58'37 E	99.88
L5	N4474 14"W	170 62	L33	N3572 19 E	66 37
L6	N40'53'08"E	960 66	L34	N76'31 12"E	65 11
1.7	N61'59 37 W(R)	10 00	L35	N85 47'50 E	88.54
L8	NO417'52"W	61 05	L36	N86 45 28 W	85.89
L9	N49'06 52"W	329 23	L37	N72 43'12"E	85.47
L10	N40'33 59 E	1506 44	L38	N88"38"52"W	37 29
Lii	N45 46'57"W	263 27	L39	N69°22 00°W	19 70
L12	N0170 48 E	391 B6	L40	N5245 05 W	57 69
L13	N67'28 01"E	118 22	L41	N84'59 07 W	37 73
L14	N64"21"50 E	84 50	L42	N79'51 47"E	89 63
L15	N68'58 18 E	84 10	L43	N88 14 34 E	147 29
L16	N74'06 07"E	94 70	L44	N6712'09"W	28 23
L17	N70'29 34 E	102 91	L45	N41 49 36 E	42 33
L18	N43 47 22 E	47 08	L46	N56 20 55 E	31 06
L19	N34'01'23"E	124 72	L47	N86"24 26 E	38 64
L20	N77"53 24"W	117 10	L48	N42'07'07 W	39 29
L21	N81"16 12"E	95.53	L49	N76 42 49 E	19 28
L22	N76 48 21 E	151 88	L50	N69'07'13 E	53 84
123	N72'38'09"E	129 88	L51	N61°56 54 E	18.99
L24	N85'08 25"E	118.81	L52	N74"22"26 W	31 62
L25	N70'52 18 W	80.73	L53	N55°25 09°W	20 62
L26	N8612 25 W	103 83	L54	N74'55'15"W	30 83
L27	N74"27 22"E	93 10	L55	N8915 31"W	22 06
L28	N66 48 48 E	141 68	L56	N02'00'53"E	1198.40

DETAIL NOT TO SCALE

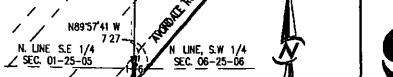
LINE	BEARING	DISTANCE
L57	N89'57'41 W	2058.74
1.58	N00°30 26 E	77 80
L59	N69'07'15"E	79 63
L60	N18 47 39 E	84 46
L61	N47'00'00"E	23 28
L62	N72'32'29 E	190 55
L63	NO3 36'15 E	147 46
L64	N86*25 35 W	156 07
L65	N40'53'08"E	133 60
1.66	N89'57'41"W	269 08
L67	N49'06'52"W	115.45
L68	N40 53 08 E	45.00
L69	N49 06 52 W	42.00



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	940.00	12'52'45"	211 30
C2	950.00	3218 15	535 62

CITY OF REDMOND
KELLER FARM PROPERTY
PERFORMANCE AREA 2 EXHIBIT

PAGE 2 OF 2





14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

ENGINEERING

PLANNING

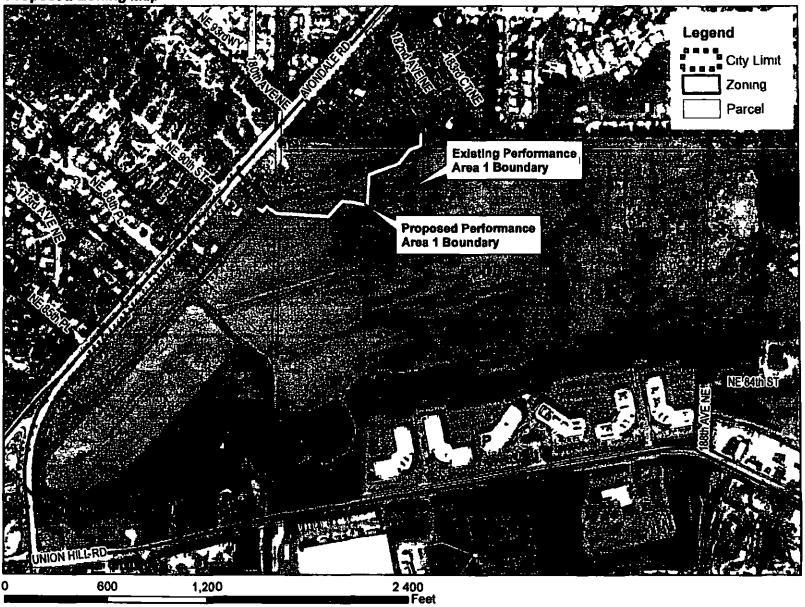
SURVEYING

JOB NO.

05103

EXHIBIT 2

Proposed Zoning Map



h \personalprojects\\hara\pc report exhibit c proposed zoning map mxd